



rare!

From Sanderson Young



Rowantree House
Burgham Park, Felton

ROWANTREE HOUSE, BURGHAM PARK, FELTON, MORPETH, NORTHUMBERLAND, NE65 9QY

£1,250,000

Rowantree House is a fabulous stone built, detached property, occupying a beautiful mature garden site of approximately 3/4 of an acre within this exclusive development of luxury homes. This lovely property offers individually designed and substantial yet versatile accommodation, which extends to approximately 5,500 sq ft. across two floors and has been maintained and finished to an excellent standard throughout. The gardens include extensive lawned areas with fabulous terraces and patios, ornamental pond and mature trees. The property is approached via a pillared entrance with wrought iron gates and provides ample parking for several cars with double detached garage.

Burgham Park is well positioned for commutability throughout the region via the A1, with excellent access to the market town of Morpeth, just 8 miles to the South and beyond to Newcastle City Centre approximately 24 miles away.

Entrance vestibule with tiled floor and panelled double doors leading to a fabulous reception hallway with oak balustrade staircase, tiled floor and walk in cloaks | Cloakroom/WC | Study with feature fireplace | Double access doors from the reception hall lead to the lounge, which has feature marble fireplace and excellent light via three large windows to the front elevation | Stunning garden room with access onto the terrace | Large dining room which also enjoys access to the terrace and gardens beyond | Well appointed, hand finished fitted kitchen with granite work surfaces and central island, the kitchen incorporates a comprehensive range of 'Baumatic' appliances including coffee maker, combination oven, single electric oven with warming drawer, steam oven with warming drawer, microwave and dishwasher, as well as recessed 'Aga' style electric oven with 5 ring hob and American style fridge freezer | Breakfast room | Hallway with French doors to the patio terrace, giving access to - Sitting room with French doors to the gardens and generous pitched roof conservatory | Gym including full size hot tub and en suite bathroom/WC with separate shower | Stairs lead to the first floor with lovely picture window from the half landing. There is a generous landing area, which in turn leads to; Lobby area giving access to two double bedrooms and a bathroom/WC including separate shower | Returning to the main landing - Double bedroom with en suite shower room/WC | Double bedroom with en suite bathroom/WC | Master bedroom suite, which enjoys fabulous natural light via windows to three elevations, spacious fitted en suite dressing room and contemporary bathroom including free standing bath, double sink within vanity unit and walk in shower.

Services: Mains Electric & Water | Private Drainage | Oil Fired Central Heating | Tenure: Freehold | Council Tax: Band H | EPC: D

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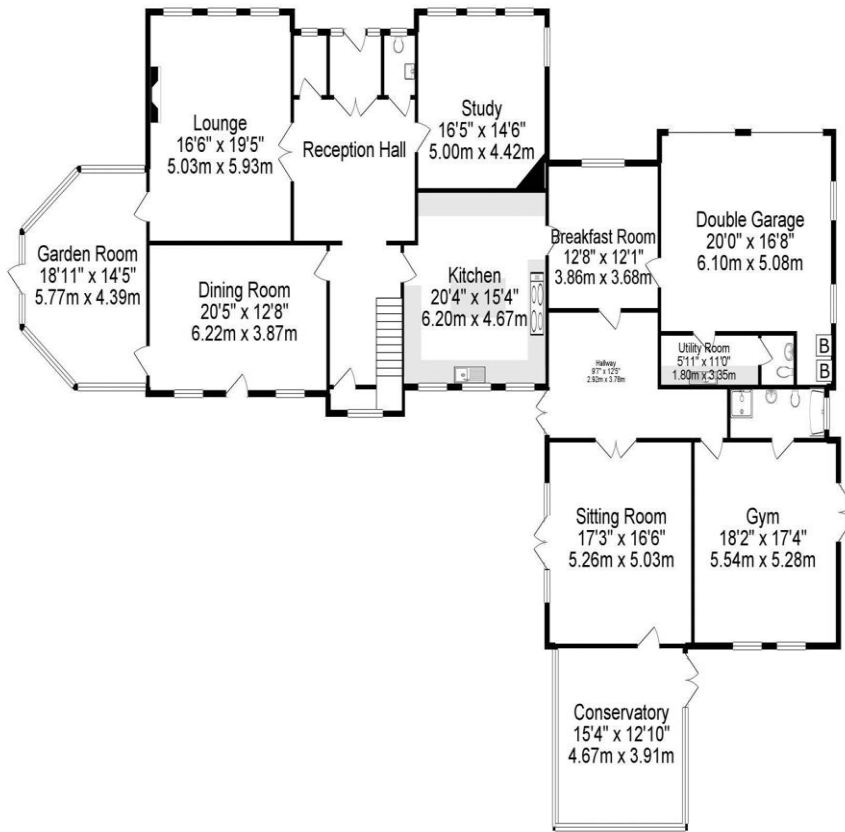








Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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